



## Legislation Text

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**File #:** 23-5406, **Version:** 1

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Public Hearing on a Change of Zoning from C-2, Community Business District to PD, Planned Development District for certain C-2, Community Business District uses plus Flex Office-Storage (maximum 50 percent storage) on approx. 1.82 acres out of the Margaret Rockerfellow Survey, Abstract No. 1267, Tarrant Co., TX, generally located on the south side of F.M.1187 and east of North Hyview Drive on property addressed at 1863 F.M. 1187; Brian Cotter, Peyco Southwest, Applicant (ZC#23-003)

To consider the subject zoning change request.

The Department of Planning and Development Services recommends approval, with the following conditions:

- (1) That the first note under the section entitled “Zoning Notes” be revised to explicitly state the list of allowable uses are expressly and solely restricted to only those that are included within the PD, Planned Development District and that no other uses will be permitted on the property.
- (2) That where the provisions of this PD, Planned Development District are silent, the applicable provisions of the C-2, Community Business District shall govern.
- (3) That the building elevations draw design inspiration from historical or contemporary interpretations of Industrial Chic, Mercantile, or Warehouse Architectural Styles, subject to review and approval by the Director of Planning.
- (4) That no roll-up doors shall be permitted on any building façade fronting Farm-to-Market (FM) Road 1187.

*Existing Use:* Vacant

*Existing Zoning:* C-2, Community Business District

*Land Use Plan:* Sub-Area 1

*Surrounding Land Use & Zoning:*

North - FM 1187 ROW  
South - Vacant, PR, Pre-Development District  
East - Vacant, PR, Pre-Development District  
West - Vacant, PR, Pre-Development District

*Thoroughfare Plan Specification:*

Farm-to-Market (FM) Road 1187 - 6-lane divided principal arterial, currently 4-lanes

### Synopsis

The applicant has initiated a zoning change on a 1.82-acre property requesting to rezone it from the C-2, Community Business District to PD, Planned Development District. The purpose of the zoning change request is to allow for the introduction of Flex Office as a use permitted by-right. The proposed provisions of this PD, Planned Development District, are intended to establish additional

regulations for Flex Office while preserving opportunities to introduce neighborhood-oriented services into the area.

### **Staff Analysis**

The current zoning on-site is C-2, Community Business District. Within the C-2, Community Business District standards, those uses that are similar to Flex-Office are only allowed by obtaining a Specific Use Permit (SUP). The purpose of an SUP is “[t]o provide for uses that require special consideration in certain settings or are of a public or semi-public character often essential or desirable for the general convenience and welfare of the community, which without specific consideration may have possible adverse impact on neighboring properties.” As there are properties currently zoned for heavy commercial (i.e., C-3, Commercial Manufacturing District) and light industrial (i.e., I-1, Light Industrial District) --- which uses are allowed by SUP approval or as a matter of right respectively --- the applicant’s request would not only be consistent with the land uses and development patterns in the area, but present an opportunity to elevate the aesthetic quality of the area.

As proposed, the applicant intends to construct a single building under the provisions of this PD, Planned Development District. The single building would be designed to allow for Flex Office to occur in one of the following ways: (i) as a showroom / office warehouse in which the showroom / office must be a minimum of 50 percent of the total building area or (ii) as storage or sales warehouse in which the storage or warehouse sales cannot exceed 50 percent of the total building area.

The proposal is intended to support business incubation while introducing space that allows for more intense commercial activity. Further, the introduction of neighborhood-oriented commercial uses also allows for increased flexibility in building use and needed flexibility to respond positively to changes in neighborhood needs.

The new construction --- a commercial building --- is approximately 18,640 square feet and meets most minimum standards associated with developments in the C-2, Community Business District. Setbacks adjacent to vacant PR, Pre-Development Districts are required to be 52.5 feet. In this case, the building side yard setback is 50 feet from the property lines. To mitigate this deficiency, the applicant is proposing to provide a denser planting of ornamental trees along the side property lines. Screening walls are provided to screen the Flex-Office, specifically the associated roll up doors, from potential view of adjacent vacant and occupied residential lots. Any potential residential development surrounding the property would have pedestrian-based access via proposed access easements to the neighboring properties and are directed into the site via provided passive space and walkways from FM Road 1187.

From an aesthetic standpoint, the applicant has included elevations to ensure that the façade facing FM Road 1187 provides storefront type features with bulkheads, awnings, articulations, and defined cornices. All elevations provided are intended to show the minimum design standards associated with the final building product; however, there are opportunities to elevate the aesthetic character further, and ensure a physical result that has stronger visual presence and establishes an enduring example for similar projects in the future.

### **Summary**

The proposed PD, Planned Development District provides the City with the ability to provide control measures of the types and intensity of uses allowed within the proposed development. It also supports economic development opportunities by enabling and encouraging business incubation.

Standards found within the development plan provide design controls that provide a predictable built environment --- based on existing and anticipated development patterns --- with appropriate buffers to the less intense land uses that surrounds the site.

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**Attachment**

Maps and Supporting Information  
Exhibits A through D